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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AD 292577

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120228/2020

Rs 4246000 ✓

[Signature]
 12/2/2020
 Additional Registrar of
 Assurances-V, Kolkata

Certified that the document is admitted to
 Registration by the Registrar and the
 authenticity of the document is
 as the part of registration.

[Signature]
 Registrar
 of Assurances-V, Kolkata
 12 FEB 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 12th day of
 February, Two Thousand and Twenty (2020)

BETWEEN

[Signature]
 Ranjit Kumar Choudhary
 Tanuara Choudhary

[Signature]
 Srikanta Choudhary

176991

Mousumi Singha Adv

NAME
ABO
RA
22 JAN 2020
SURANJAN MUKHERJEE
Lib and Secy. V. No. 10
C. C. Court
2 & 3, R. S. Raj, Kaffi

Raja R. M. R. J. D. 17/8

SRN: GRN BR

22 JAN 2020
22 JAN 2020

Identified by me
Mousumi Singha Adv
F-1249/2006
High Court - Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
22 FEB 2020

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200180973965
GRN Date: 12/02/2020 16:29:01
BRN : IK0ALNKMY6

Payment Mode Debit Card Payment
Bank : State Bank of India
BRN Date: 12/02/2020 16:32:44

DEPOSITOR'S DETAILS

Name : MOUSUMI SINGHA
Contact No. :
E-mail :
Address : HIGH COURT CALCUTTA
Applicant Name : Mr MOUSUMI SINGHA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 13

Id No. : 19040000170278/13/2020
(Query No./Query Year)

Mobile No. : +91 9903992771

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	19040000170278/13/2020	Property Registration- Stamp duty	0030-02-103-003-02	400
Total				400

In Words : Rupees Four Hundred only

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

Challan No: 19-201920-017967813-8
Generation Date: 11/02/2020 19:59:52
Challan No: 4524826945509
SBI ePay txn No.: GTN

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 11/02/2020 20:01:05
SBI ePay txn Date: 11/02/2020 20:00:21

DEPOSITOR'S DETAILS

Name: MOUSUMI SINGHA
Contact No.: null
E-mail: null
Address: H C CAL PS HARE ST
User Type: Advocate
Id No: 19040000170278/5/2020
Mobile No: +91 9903992771

Query Year

PAYMENT DETAILS

Sl. No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19040000170278/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	14705
2	19040000170278/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	6521
Total Amount				21226

In Words: Rupees Twenty One Thousand Two Hundred Twenty Six Only.

Sanjit Kumar Senapati
Tanulree Senapati

(1) **MR. RANJIT KUMAR DEWANJI**, (having PAN ADWPD6800G) (Aadhar No. 609443430447) (Mobile No. 8637540681) son of Late Sri Kshitish Chandra Dewanji, by faith Hindu, by Occupation Business, (2) **SMT. TANUSREE DEWANJI**, (having PAN ADGPD7419M), (Aadhar No. 434776715210) (Mobile No. 8777656995), wife of Sri Ranjit Kumar Dewanji, by faith Hindu, by Occupation Housewife, both residing at 135, Rifle Club Road, Post Office Bansdrani, Police Station Regent Park, District South 24 Parganas, Kolkata 700070, hereinafter called and referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assignees) of the **FIRST PART**.

AND

"**M/S KANAN ENTERPRISE**" A Proprietorship Concern having office at K.M. Roy Chowdhury Road, E.M. Bypass, Kolkata-700151 and represented by its proprietor **SRIBAS CHANDRA DAS** having (PAN AFTPD2362Q), (Aadhar No. 581861094427) (Mobile No. 9433012688), son of Late Monoranjan Das, by faith Hindu, by Nationality Indian, by Occupation Business, residing at K.M. Roy Chowdhury Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700151, hereinafter called & referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor in office, its successors in business, representatives, assigns administrators and representative and include his, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the landowners herein purchased All that piece and parcel of land admeasuring 06 cottah 06 chattack 42 sq.ft. comprised in R.S. Dag No. 387, L.R. Dag No. 373, under R.S. Khatian No. 54, L.R. Khatian No. 723 & 724, of Mouza - Dhamaitala, J.L. No. 75, A.D.S.R. Office & P.S. - Sonarpur, within the

Ranjit Kumar Dewanji
Tanusree Dewanji

Sribas Chandra Das
Proprietor

limits of Rajpur- Sonarpur Municipality, Ward No. 23, Holding No. 289, School Road, New Holding No. 411, School Road, Dist. South 24-Parganas, herein after referred to as the said property and morefully and particularly described under the schedule herein under written, From Sri Adarsh Bagri, Smt. Pramila Bagri, Smt. Sudha Kumari Daga, Smt Sushila Debi Mehta and Smt. Kusum Pugalia by a registered deed of conveyance being No. 1229 for the year 2002 duly registered before the District Sub Registrar -IV Alipore and recorded in Book No. I , Volume No. 28, pages. 329 to 340.

AND WHEREAS after such purchase while seizing and possessing the said property without any hindrance, free from all encumbrances the landowners herein have been duly recorded their name in L.R. R.O.R. under L.R. Khatian No. 723 & 724, of Mouza - Dhamaitala, J.L. No. 75, P.S. - Sonarpur, Dist. South 24- Parganas and also recorded their name in Rajpur-Sonarpur Municipality In respect of Holding No. 411, School Road, Dist. South 24- Parganas Pin 700151, and regularly paying all the rates and taxes.

AND WHEREAS in during their such absolute peaceful possession and enjoyment of the said property, the said MR. RANJIT MUKAR DEWANJI & SMT. TANUSREE DEWANJI being the land owners herein has decided to raise a multi storied building thereon for better utilization of the property and to gain something more out of that. The land owners have duly obtained a sanctioned Plan Vide No. 109/CB/25/06 dated 22.08.2016 from the Concern Municipality for construction of G+4 Storied Building. But not having man power, setup and experience to endeavor, as also with the intention to materialize their desire through a Developer, they have decided to entrust "M/S KANAN ENTERPRISE", represented by its Proprietor namely SRIBAS CHANDRA DAS (being the Developer herein named) to materialize their desire under some specific terms and condition.

Ranjit Kumar Dewanji
Tanusree Dewanji

Sribas chandra das

NOW IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) It is hereby settled by and between the parties that the Developer Concern will take the responsibility of accumulation of fund for the purpose of investment as required for the construction of the proposed building and the other related costs and responsibilities will also be borne by the Developer Concern.
- 2) The proposed multi-storied building will be a "G + 4" storied / type and as per the Building plan no. 109/CB/25/06 as sanctioned by Rajpur-Sonarpur Municipality and or any extension or addition alteration as approved by the said Municipality thereto and the Building shall be named as "KANAN FORTUNE".
- 3) In lieu of paying back the money invested by the Developer along with the interest for investment, charges for labour employees etc. The Parties of the First Part have agreed to allot the Developer Concern a share in the proposed building.
- 4) The Developer had paid Rs. 14,60,000/- (Rupees Fourteen Lac Sixty Thousand) only in advance toward the security deposit to the Land Owners. Out of which the Land owners undertake to refund Rs.10,00,000/- (Rupees Ten lac) only to the Developer, upon giving possession of the Land Owners allocation. And the remaining advance money of Rs.4,60,000/-(Rupees Four Lac Sixty Thousand) only shall be forfeited by the land owners.
- 5) It has been agreed by and between the Parties that owing to involvement of land and investment of fund, employment of energy, set-up,

Ranjit Kumar Dewarji
Tanudree Dewarji

Sri Bas Chandra Das.

labour etc., both the Parts will have their respective allocations in the following manner:-

A. Owners Allocation

The Landowners will get jointly in lieu of their share in the said Property the following portions of the proposed G + IV storied building to be constructed together with proportionate, undivided and impartible share in land along with common areas, facilities & amenities of the building which will be as under:-

- (a) Flat no 2B (588 sqft Built Up area) & 2D (549 sqft Built Up area) on the Second Floor
- (b) Flat no 3A (563 sqft Built Up area) & 3C (569 sqft Built Up area) on the Third Floor
- (c) Flat no 4B (588 sqft Built Up area) & 4D (549 sqft Built Up area) on the Fourth Floor
- (d) Two Nos. Car Parking Space (Being No1 and 4)
- (e) Shop No. 4, 5 and 6 by School Road and Shop No. 1 By pass road.

B. Developers Allocation

The Developer will get in lieu of his investment towards the construction of proposed G + IV storied building the following portions of the proposed G + IV storied building to be constructed together with proportionate, undivided and impartible share in land along with common areas, facilities & amenities of the building which will be as under:

Ranjit Kumar Subbaraj
Tanjore Subbaraj

Sri Subbaraj Subbaraj

(a) Flat no 2A (563 sqft Built Up area) & 2C (569 sqft Built Up area) on the Second Floor

(b) Flat no 3B (588 sqft Built Up area) & 3D (549 sqft Built Up area) on the Third Floor

(c) Flat no 4A (563 sqft Built Up area) & 4C (569 sqft Built Up area) on the Fourth Floor

(d) 2Nos of Car Parking Space (Being car parking No.2 and 3)

(e) Shop No. 2 and 3 by By Pass Road.

(f) Entire Commercial Space admeasuring 37.083 Sq. Mt. on Ground Floor

(g) Entire First Floor being Flat No. 1A, 1B, 1C & 1D.

(h) 224 Sqft. Built up area

5) The Land Owners assured that they have indefeasible title in the said property which is free from all or any type of encumbrances, attachments and liens and the same is not the subject matter of any suit or litigation and the Land Owners has their exclusive right to enter into their Agreement and he has the competence to confer right upon the Developer to construct the proposed building upon the said property. The Land Owners further assure that there is no other Owners or Co-owners in the said property to claim any respective right, title & interest in the property and in the coming days if anything such happened the Land Owners will take the total responsibility to solve and/or settle the problem and in that case they will settle the matter out

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Tamilisee Sularaji

Sri Bas Chandra

of their share and in that case neither the Developer nor its share will become affected.

6) It is to be mentioned here that during the period of the construction of the said proposed building the Developer will take the liability of liquidating the taxes in respect of the said property to the Concerned Competent Authorities and upon construction & completion of the said proposed building and upon delivery of the possession of the respective portion and/or portions after issuing letter of possession and/or executing Sale Deed and/or Deeds to the respective Owners and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owners/s.

7) With a view to construct building on the said property described in the Schedule hereunder written (hereinafter referred to as "the said property") as may be permitted and sanctioned by all the Concerned Authorities, the Land Owners hereby agree to entrust & handover to the Developer/Other Part the work and the right to construct building on the said property described in the Schedule written hereunder.

8) The Developer hereby agrees to construct building and/or cause to be constructed building on the said property on the terms mentioned herein and as permitted by the Concerned Competent Authorities.

9) The Developer also agrees that it shall obtain whatever permission and/or permissions required to construct building on the property in the name of the Land Owners, but at their own costs and responsibility.

10) The Developer undertakes to complete the proposed building- in strict conformity with the terms, covenants and conditions laid down in the instrument within 30 (thirty) months from the date of execution and

Ranjit Kumar Dasgupta
Tameswar Dasgupta

Srikanth Dasgupta

registration of the instant development agreement and a grace period of 06 (Six) months will be granted in case of any unavoidable circumstances.

11) The construction of the building on the said property shall be raised and/or constructed at the cost/expenses, risk and investment - of the Developer/ Other Part. The building to be constructed on the said property and all the dwelling units thereon will be in accordance with the plan sanctioned by the Competent Authority and also in accordance with the construction Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application for the purposes of construction and/or any deviation in construction to the Authorities Concerned at it's own cost, responsibilities and expenses in the name of the Land Owners and the Land Owners or their appointed or nominated person/s shall be under the obligation to join (where necessary) in such application but the responsibility for obtaining such permission will be with the Developer at it's own cost and expenses. It is to be mentioned here specifically that if during the period of construction the Developer deviates from the Sanctioned Plan then it will be the responsibility of the Developer to regularize the same from the Competent Authorities.

12) The Land Owners do hereby give license and permission to- the Developer and/or it's representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given. However if the Developer and/or its agents commit any breach of any terms and conditions of their Agreement then the Land Owners shall be entitled to terminate their Agreement and on such termination the license and permission given to the Developer shall be stand revoked.

Ranjit Kumar Chawla

Srikanth Chawla

13) The Land Owners or their appointed or nominated person/s will be under the obligation to sign & execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Rajpur- Sonarpur Municipality/ Zillap&risad or other Authorities but all the costs, charges and expenses including the charges for Architect in their connection shall be borne & paid by the Developer and it shall hereby indemnify and keep indemnified the Land Owners from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owners.

14) That the Owners hereby giving exclusive license to the Developer to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Owners will give necessary consent for betterment of this project without raising any objection to that effect save and except the owners' allocation as mentioned.

15) The Owners hereby agree to execute a Registered Development Power of Attorney in favour of the Developer or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owner (s)

Ranjit Kumar Dewangi
Tameer Dewangi

S. B. Chandra

herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

16) The Owners hereby undertake(s) not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. Be it mentioned here that the Time will be essence of the contract.

17) The Developer shall be entitled to carry out the constructional work at it's own costs, charge and expenses in all respect, all or any items of work of construction on the said property including laying of drainage, cables, water line and other necessary connections and lighting of necessary spaces and passages and other necessary things to do as per the terms and conditions imposed by the Rajpur-Sonarpur Municipality/Zillaparisad while sanctioning the lay out scheme and plan and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of building and/or structures thereon. All finances for completion of the said items of work shall be provided and borne and paid by the Developer. The Land Owners hereby agree to render all their assistance & co-operation that may be required by the said Developer from time to time to carry out the construction work on the said property and for the completion of the building and structure thereon in accordance with the terms and conditions as may be stipulated by the Concerned Authorities and in respect of any other matter relating to or arising there from. But for any type of extra work, not within the specification the respective and/or Prospective Owners/s will be liable to pay extra costs, even if in case of the portion allocated to the Land Owners herein named.

16) The Developer will be at liberty to put its name anywhere in the property by fixing board or by any other method for the purpose of

Ranjit Kumar Dewangji
Tamesree Dewangji

Sri bans chandra

advertisement or to bring the notice of the public about the construction and the Land Owners will never obstruct in that case.

17) If necessary the Land Owners or their nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Government under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

18) It is agreed that after the execution of their Agreement the Developer shall pay and discharge all other charges, rates, taxes etc. that may be levied by Public Body or Authority, in respect of the said property in the names of the Land Owners. The Developer herein-named shall continue to do the same till the date of putting the Land Owners in possession, in respect of the Land Owners' Allocation and in respect of the Developer's Allocation, the date of putting the respective Purchaser/s in possession of their/her/their respective flat/shop/garage/ godown/office ect. and/or unit. And on & from the date of such respective possession, the respective land Owners will remain entirely liable)and/or responsible towards payment of the respective rates, taxes & other charges to the respective authority/s in respect of their respective property. The Developer shall indemnify and keep, indemnified the Owners from and against non payment thereof. In the process if the Developer pays any excess amount to the Rajpur-Sonarpur Municipality/Zillaparisad and/or any other Authority and/or Authorities concerned in course of construction of

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building on the said property in the names of the Land Owners, then the Developer shall be entitled to have the amount refunded by it's own name and to enable that the Land Owners or their appointed or nominated person will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition. Be it specifically mentioned here that any type of outstanding rates, taxes & other charges in respect of the property will be the responsibility & liability of the Land Owners, till the date of execution of their Agreement or handing over the peaceful possession of the property under the instant project, whichever is later.

19) The Land Owners declare that:

a) They are entitled to enter into their Agreement with the Developer and they have full right and authority to sign and execute the same.

b) They have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than their Developer and that they are not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

(c) They have yet neither received any notice from the Government (State or Central) nor from any local body or Authority including the Rajpur Sonarpur Municipality/ Zillaparisad nor any type of Notice has been served upon them.

(d) They have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said property may be prevented or affected in any manner whatsoever.

Ranjit Kumar Dasgupta
Tanusree Dasgupta

Srikanth Dasgupta

20) The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlement and other allocation of or for various materials allocable to the Land Owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity and other input and facilities required for the construction of the building for which the Land Owners shall execute a General Power of Attorney in favour of the Developer and/or it's nominee/s and all such Power of Attorney and other authorities, shall be required by the Developer for the purpose of construction and allied jobs and also for entering into agreement with the intending Purchasers for booking of flats/shop etc. or to sell out those by execution of registration of necessary Deed/Deeds and to receive the consideration amount there for in respect of the Allotment of the Developer, the Land Owners shall also sign all such applications and other documents as may be required for the purpose or otherwise for or in connection with the construction of the proposed building from time to time.

21) The Land Owners shall not interfere with or obstruct in any manner in the execution and completion of the work of constructional jobs on the said property unless it is not according to the Law.

22) The Developer shall abide by all laws, bye-laws, rules & regulations of Government, Local Bodies and/or other Authorities and shall be responsible for any violation and/or breach of any of the said laws, byelaws, rules & regulations.

23) Simultaneously with the execution of their Agreement the Land Owners shall deliver photo copy of all the original documents relating to the right, title, interest and possession of them in the said property and make them self present at request of the Developer or and when request will grant proper receipt to that effect and the Land Owners undertake to give for inspection of

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Tanuwar Dewarji

Sri bas Chandra

all such other original documents to the Developer in case of necessity. It is assured by the Land Owners that they will give marketable title to the said property relating to the Schedule below and in the event of any disputes over such property the Land Owners will resolve and settle the same at their own cost and expenses but if required the Developer will co-operate the Land Owners keeping itself within the jurisdiction of Law.

24) The Developer and it's men, agents, engineers, architects, masons, labours, contractors will have free access at the said land and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper. And the Land Owners will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

25) In case of death of any of the Part under their Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set forth in the instant Agreement.

26) All disputes and differences by and between the Parties hereto and their representatives to their Agreement or its clauses or as to the meaning, scope and effect thereof or as to the rights, benefits and privileges of the parties hereof as to any matter touching these presents shall be referred to the Arbitrator (appointed mutually by and between the parties) or to the court of law at it's jurisdiction.

27) The Developer will convey and/or transfer it's allotted flats/Car Parking Space/shop/garage etc, and proportionate share in the land of the said building to the intending Purchaser/s of flat/shop/garage/s etc, by virtue of

Ranjit Kumar Dewangi
Tamesree Dewangi

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the General Power of Attorney to be executed by the Land Owners in favour of the Developer and/or It's nominee.

28) It is agreed by & between the Parties herein that the intending Purchaser/s in respect of the Developer's Allocation may purchase the Flat/s or other spaces of the proposed building (out of the owner's Allocation), by availing loan from any Bank or Financial Institution, by It's Equitable Mortgage Scheme, through creating mortgage in respect of the property to be purchase and in that case the Land Owners will not create any objection, claim and/or demand and the Developer Concern will remain entitled to execute no objection certificate to the Concerned Authority/s towards fulfillment of provisions under the Equitable Mortgage Scheme without taking any consent from the Land Owners herein.

29) The Developer shall be entitled to enter into separate contracts in its own name with building contractors, architect and others for carrying out the said constructional work at its own risk and costs.

30) It is to be mentioned here that, if for any defect in the title and/or papers or documents in respect of the property under their Agreement, the project is delayed, in that event the Developer will not be stand responsible in any way (except in the case which arises for any defective and/or illegal act on the part of the Developer).

31) The Developer will have every right to receive all consideration money from the intending Purchaser/s out of the Developer Allocation even before registering the Deed of Conveyance.

32) In case of any suit in respect of the property under their Agreement, arising out of the title of the Land Owners, during the pendency of the

Ranjit Kumar Dewangi
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project, the restriction of time limit will be relaxed otherwise the time limit will be unchanged, as stated in the instant Agreement.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land admeasuring 06 cottah 06 chatak 42 sq.ft. comprised in R.S. Dag No. 387, L.R. Dag No. 373, under R.S. Khatian No. 54, L.R. Khatian No. 723 & 724, of Mouza - Dhamaitala, J.L. No. 75, A.D.S.R. Office & P.S. - Sonarpur, within the limits of Rajpur- Sonarpur Municipality, Ward No. 23, Holding No. 289, School Road, New Holding No. 411, School Road, Dist. South 24-Parganas, Pin-700151

The property is butted and bounded by:-

ON THE NORTH	:	Land of R.S. Dag No. 384, 385 & 386
ON THE SOUTH	:	10' feet wide common passage
ON THE EAST	:	Land of Jaggatdal Mouza
ON THE WEST	:	School Road.

THE SECOND SCHEDULE ABOVE REFERRED TO. (Specifications)

ANNESUREWORK SCHEDULE

- Structure: 5' x 5' Basement, 10" x 12" Columns beams, Road 16mm, 12mm, 10mm.
- Walls 8b Ceiling: 5" external brick walls and 5" thick partition walls brick walls with cement and 5" thick inner side brick walls with cement mixtures, inside walls with cement and mixtures, inside walls, staircase will be finished (Inside common wall of the building should be parish only for owners's allocation).
- Flooring: Partek Tiles flooring in bedrooms, living/dining hall, verandah and staircase, Marbel flooring on Stair Case.

Ranjit Kumar Dasgupta
Tanujree Dasgupta

Sri Ban Chandra Dasg.

4. Doors; Internal flush doors with fittings. Main door wooden one side. Toilet/bathroom PBC Door.
5. Windows: Aluminium with sliding shutters with iron grills.
6. Toilet/bathroom : Tiles Flooring, One Indian or commode, one washbasin, 5' feet height tiles, one shower, 2pcs tap point.
7. Kitchen: Tiles Flooring, Tiles/Black Stone slab on cooking platform. Glazed tiles will be fixed up to 3' feet height,
 - a) Electrical: Concealed conduit piping with copper wiring, bed room 5pcs point, Dinning room 5pcs point, balcony 1pcs point, kitchen 2cs point (along with exhaust and fridge point), Toilet one point. (Along with one exhaust and Geaser (only for owners allocation)), 1pcs calling bell point in each flat.
8. Water supply: 24 hrs. Water supply with pump set.
9. Extra:
 - a) Ground floor will be fixed with cemented,
 - b) Suitable main gate with adequate lighting,

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Common Amenities)

1. COMMON AREAS:

- A) R.C.C. Foundation with R.C.C. framed structure, column, beams, supports, corridors, lobbies, stairs, stairways, landings, entrance, exits,
- B) Boundary walls and pavements,

Ranjit Kumar Dasariji
Tanujee Dasariji

Sri Das Chandra Das

- C) Drains and sewers from premises to Municipal Duct/open drain,
- 8) Water sewerage and drainage, evacuation pipes from the toilets to drains and sewers common to the premises,
- 9) The space for electrical wiring, switches and points, fittings and fixtures,
- 10) Outer walls of the buildings and main gate of the premises,
- 11) Spaces required for water pump and motor and septic tank other common utilities,

II. COMMON PARTS:

- A) Water pump and motor,
- B) Overhead water tank, water pipes and other common plumbing, installation and space required thereto,
- D) electrical wiring, meters and fittings and fixtures for lighting the staircase, lobby and other common area (excluding those as are installed for any particular unit) and spaces required thereto,
- E) Aluminium/Windows/Doors and other fittings of the common area of the Premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO : (Common Expenses)

1. All costs of maintenance, operations, repairs, replacements, services and the whitewashing, painting building reconstruction decoration, redecorating of all the common Area/Parts, its fixture fittings, electrical wiring and equipment in under or upon the building enjoyed or used in common by the occupiers of the building more particularly described in the THIRD SCHEDULE.

Ranjit Kumar Dewarji
TANUJEE DEWARJI

Sri bas chandra

- 2) The salaries and other expenses incurred for and payable to any persons, if employed for common purpose including security, electrician, maintenance, plumbing, administration of the Building, accountant, clerks, sweeper etc.
- 3) Insurance premium for insuring the Building and every part thereof against earthquake, damages, fire, mob, violence, civil commotion etc., if insured.
- 4) Expenses for supplies of common utilities, including electricity water charges etc. payable to any concerned authorities and/or organisation and/or person concerned and payments of all charges incidental thereto.
- 5) Sinking fund and other contribution.
- 6) Municipal and all other rates and taxes and levies government revenue and all other outgoings expenses which may be incurred in respect of the premises in question.
- 7) Costs of establishment and for operational activities of the vendors or the association relating to common purposes.
- 8) All such other expenses and out goings as are deemed by the vendors and/or to Association to be necessary for or incidental to or replacement, renovation, painting and/or repainting of the common parts/area outer walls of the Building.
- 12) Electricity Expenses for lighting of the common areas, outer walls of the Building, and for operation of the entire common parts.
- 13) Expenses for additional facilities, if any.

Rajit Kumar Choudhary
Tanujee Debnath

Srikanth Choudhary

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

EXECUTED AND DELIVERED by the **OWNERS** at Kolkata in the presence of:

1. *Bishwamoy*
60/2 M. G. Road.
Kolkata - 700082

Ranjit Kumar Choudhury
Tanujee Senapati

Signature of the Owners

2. Normal Naksha

EXECUTED AND DELIVERED Signature of the Owners by the **DEVELOPER** at Kolkata in the presence of:

1. *Bishwamoy*
60/2 M. G. Road.
Kolkata - 700082

Sri Bancharan Das

Signature of the Developer

2. Normal Naksha

Drafted by
Mousumi Singha Advocate
Enrollment - no F-1249/2006
High Court - Calcutta

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand) only being the advance money from the within mentioned Developer by Chaque/Cash.

<u>DATE</u>	<u>BANK & BRANCH</u>	<u>CHEQUE NO.</u>	<u>AMOUNT (Rs)</u>
25.2.19	Axis Bank (Rajpar Branch)	000898	5,00,000/-
25.2.19	Do	000899	5,00,000/-
12.4.2020	Do	089029	4,60,000/-
		TOTAL	Rs. 14,60,000/-

(Rupees Fourteen Lakhs Sixty Thousand) only

WITNESSES:-

1) *Eshwarinder*

2) *Nirmal Naskog*

Ranjit Kumar Chauhanji
Tanveer Bawani

SIGNATURE OF THE VENDORS

Landowner

Ranjit Kumar Chauhanji

Ranjit Kumar Chauhanji

PSPECIMEN FORM FOR TEN FINGERPRINTS



Longit Kumar Shrivastava



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Tamires Desai



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Srikanth Desai



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



भारत सरकार

Government of India

रजित कुमार देवानजी

RANJIT KUMAR DEWANJI

पिता : कश्तिश चन्द्र देवानजी

Father : KSHITISH CHANDRA DEWANJI



व्यक्तिगत जानकारी

पुरु/ Male



6094 4343 0447

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

व्यक्तिगत जानकारी
पुरु/ Male
6094 4343 0447

Address: RAJDEWANJI
CO-OP-HABITING
BUDHVI METAL BOX
Kashita, South 24 Parganas
Bansdara, West Bengal
776070

6094 4343 0447



Ranjit Kumar Dewanji

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADWPD6800G



नाम / Name
RAJIT KUMAR DEWANJI

पिता का नाम / Father's Name
KSHITISH CHANDRA DEWANJI

जन्म की तारीख
Date of Birth
02/06/1961

हस्ताक्षर / Signature

21062019

Ranjit Kumar Dewanji

62

1973 1982
1983 1984



134 7671 5210



1973 1982 1983 1984

1973 1982 1983 1984

1973 1982 1983 1984

Tanweer Saadani

PERMANENT ACCOUNT NUMBER

ADGPD7419M



TANUSREE DEWANJEE

NARENDRA NATH DUTTA

24.05.1985

Signature

Kdaa

Tanusree Dewanji



भारत सरकार
GOVERNMENT OF INDIA



শ্রী বাস চন্দ্র দাস
Sribas Chandra Das
জন্মতারিখ/ DOB: 10/09/1976
পুরুষ / MALE



5818 6109 4427

আমার আধার, আমার পরিচয়



भारत सरकार
GOVERNMENT OF INDIA

ঠিকানা:
S/O: মানোরঞ্জন দাস, চৌঘাটি,
নেতাজী ব্লক, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700149

Address
S/O: Manoranjan Das,
CHOWHATI, NETAJI BLOCK,
Rajpur Sonarpur (M), South
24 Parganas,
West Bengal - 700149

Generation Date: 10/09/2014



1947
1800 300 1947

help@nidai.gov.in

www.nidai.gov.in

P.O. Box No. 1947,
Bangalore-560 891

Sri bas chandra das

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFTPD2362Q



नाम / NAME
SRIBAS CHANDRA DAS

पिता का नाम / FATHER'S NAME
MANORANJAN DAS

जन्म तिथि / DATE OF BIRTH
10-09-1978

हस्ताक्षर / SIGNATURE

Sri bas chandra das

Shahin

आयकर अधिकारी, (व्यक्त, असा.), कोलकाता
COMMISSIONER OF INCOME-TAX(D.O.), KOLKATA

इस कार्ड के पते / पते जाने पर कृपया यहाँ अपने
 अपने अधिकारी को सूचित / कल्प कर दें
 संयुक्त आयकर अधिकारी (पदाति एवं तकनीकी),
 पी-7,
 चौरंगी चौक,
 कोलकाता - 700 069.

In case this card is not found, kindly informers to
 the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical),
 P-7,
 Chauranghi Square,
 Calcutta- 700 069.

Sri bas chandra das



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
PHONE : 2248 8856/7233
IDENTITY CARD



Name.....

MOUSUMI SINGHA Advocate

Father's/Husband's Name.....

LATE BIDYUT KR. SINGHA

ASIT BARAN BASU
ASIT BARAN BASU
CH. MAN EX-COMMITTEE

ARUN KUMAR SARKAR
ARUN KUMAR SARKAR
CHAIRMAN

Mousumi Singha
Advocate

Card No..... C-4612

Address Recorded on the Roll 58, RAJA RAMMOHON ROY ROAD,
KOLKATA -700 008

Present Address..... - DO -

Enrolment No..... F / 1249 / 2006

Date of Enrolment..... 15.12.2006

Date of Birth..... 26.12.1981

Date..... 11-12-2006

Msm
Secretary/Assistant Secretary

Major Information of the Deed




Deed No.	I-1904-01222/2020	Date of Registration	12/02/2020
Query No./Year	1904-0000170278/2020	Office where deed is registered	
Query Date	30/01/2020 4:02:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI SINGHA H C CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903992771, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 14,60,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 42,46,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 14,705/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



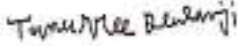
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, Premises No: 411, , Ward No: 23 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-373 (RS -)	LR-723	Bastu	Bastu	6 Katha 6 Chatak 42 Sq Ft	1/-	42,46,000/-	Property is on Road
Grand Total :					10.615Dec	1/-	42,46,000 /-	

Land Lord Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr Ranjit Kumar Dewanji (Presentant) Son of Late Khitish Chandra Dewanji Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office				
			12/02/2020	LT 12/02/2020	12/02/2020
135, Rifle Club Road, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADWPD6800G, Aadhaar No: 60xxxxxxx0447, Status :Individual, Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office					



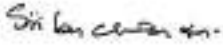


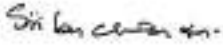


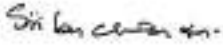
21/02/2020 Query No:-19040000170278 / 2020 Deed No :I - 190401222 / 2020. Document is digitally signed.

Name	Photo	Finger Print	Signature
Smt Tanusree Dewanji Wife of Mr Ranjit Kumar Dewanji Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office			
	12/02/2020	LTI 12/02/2020	12/02/2020
135,Rifle Club Road, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADGPD7419M, Aadhaar No: 43xxxxxxxx5210, Status :Individual, Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office			




Developer Details :

S/No	Name/Address/Photo/Finger print and Signature
1	KANAN ENTERPRISES K M Roy Chowdhury Road, E M Bye Pass, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 , PAN No.:: AFTPD2362Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

S/No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sribas Chandra Das Son of Late Monoranjan Das Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 12/02/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 12 2020 6:58PM</td> <td>LTI 12/02/2020</td> <td>12/02/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sribas Chandra Das Son of Late Monoranjan Das Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 12/02/2020, Place of Admission of Execution: Office					Feb 12 2020 6:58PM	LTI 12/02/2020	12/02/2020
Name	Photo	Finger Print	Signature										
Mr Sribas Chandra Das Son of Late Monoranjan Das Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 12/02/2020, Place of Admission of Execution: Office													
	Feb 12 2020 6:58PM	LTI 12/02/2020	12/02/2020										
K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFTPD2362Q, Aadhaar No: 58xxxxxxxx4427 Status : Representative, Representative of : KANAN ENTERPRISES (as Proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mousumi Singha Daugther of Late B Singha 69, Raja Ram Mohan Roy Road, P.O:- Barisha, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700008			

	12/02/2020	12/02/2020	12/02/2020
Identifier Of Mr Ranjit Kumar Dewanji, Smt Tanusree Dewanji, Mr Sribas Chandra Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Dewanji	KANAN ENTERPRISES-5.3075 Dec
2	Smt Tanusree Dewanji	KANAN ENTERPRISES-5.3075 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI),
Mouza: Dhamaitala, Premises No: 411, , Ward No: 23 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 373, LR Khatian No - 723	Owner:ভনুপ্রী দেওয়ানজী, Gurdian:রনজীত দেওয়ানজ, Address:বাণজানী সিনেট পার্ক কোল-70., Classification:ভাসা, Area:0.03000000 Acre,	Mr Ranjit Kumar Dewanji

On 11-02-2020

Certificate of Market Value (WB/PUM) Rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,46,000/-

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 12-02-2020

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules 1962)

Presented for registration at 15:39 hrs on 12-02-2020, at the Office of the A.R.A. - IV KOLKATA by Mr Ranjit Kumar Dewanji, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules 1962)

Execution is admitted on 12/02/2020 by 1. Mr Ranjit Kumar Dewanji, Son of Late Khitish Chandra Dewanji, 135, Rifle Club Road, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt Tanusree Dewanji, Wife of Mr Ranjit Kumar Dewanji, 135, Rifle Club Road, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Identified by Mousumi Singha, , Daughter of Late B Singha, 69, Raja Ram Mohan Roy Road, P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules 1962) [Representative]

Execution is admitted on 12-02-2020 by Mr Sribas Chandra Das, Proprietor, KANAN ENTERPRISES, K M Roy Chowdhury Road, E M Bye Pass, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151

Identified by Mousumi Singha, , Daughter of Late B Singha, 69, Raja Ram Mohan Roy Road, P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,705/- (B = Rs 14,600/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,705/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2020 8:01PM with Govt. Ref. No: 192019200179678138 on 11-02-2020, Amount Rs: 14,705/-, Bank: SBI EPay (SBIEPay), Ref. No. 4524826945509 on 11-02-2020, Head of Account 0030-03-104-001-16
Online on 12/02/2020 4:32PM with Govt. Ref. No: 192019200180973965 on 12-02-2020, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOALNKMY6 on 12-02-2020, Head of Account

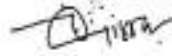
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 176991, Amount: Rs.100/-, Date of Purchase: 22/01/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2020 8:01PM with Govt. Ref. No: 192019200179678138 on 11-02-2020, Amount Rs: 6,521/-, Bank: SBI EPay (SBIPay), Ref. No. 4524826945509 on 11-02-2020, Head of Account 0030-02-103-003-02
Online on 12/02/2020 4:32PM with Govt. Ref. No: 192019200180973965 on 12-02-2020, Amount Rs: 400/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ALNKMY6 on 12-02-2020, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 90776 to 90816

being No 190401222 for the year 2020.



Digitally signed by TRIDIP MISRA
Date: 2020.02.21 19:08:59 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/02/21 07:08:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

Query No:-19040000170278 / 2020 Deed No :I - 190401222 / 2020, Document is digitally signed.

Page 41 of 41